



OFFICE | DATA CENTER INVESTMENT OPPORTUNITY

THE OFFERING

The **32nd Avenue East Campus Building**, located at 32275 32nd Avenue South in Federal Way, offers a rare opportunity to acquire a large, high-quality suburban office property at a significant discount to replacement cost. Built in 2000 and renovated in 2012-2013, the 187,612 SF building sits on 10.29 acres and provides 632 parking stalls. With its large floor plates and Tier III data center, the property offers a modern infrastructure adaptable to a wide variety of users. The scale and layout make it particularly well-suited for a company looking to establish its own headquarters. At the same time, the building's features provide flexibility for alternative uses ranging from education to healthcare to data operations.

Strategically positioned along the I-5 corridor, the 32nd Avenue Building benefits from excellent regional connectivity to Seattle, Tacoma, and Sea-Tac International Airport. The property's accessibility is further enhanced by its proximity to the Federal Way Transit Center, which will soon be served by Sound Transit's Link light rail extension.

The 32nd Avenue East Campus Building offers a flexible headquarters or value-add opportunity at a significant discount to replacement cost, featuring a Tier III data center.





INVESTMENT HIGHLIGHTS



LARGE HEADQUARTERS OPPORTUNITY

- 187,612 SF building with large floor plates, cafeteria, and Tier III data center
- Rare chance for a user to establish a flagship headquarters on a 10.29-acre campus setting
- 632 surface parking stalls supporting a full-scale corporate or institutional operation



SIGNIFICANT VALUE-ADD POTENTIAL

- Offered well below replacement cost with multiple repositioning strategies
- Flexible layout suitable for back-office, education, healthcare, or adaptive reuse
- Immediate income stream through July 2026 with ability to plan long-term strategy



STRATEGIC LOCATION & CONNECTIVITY

- Direct access to I-5, providing connectivity to Seattle, Tacoma, and Sea-Tac International Airport
- Minutes from the Federal Way Transit Center, future Sound Transit light rail station, and regional bus network
- Proximity to retail corridors, housing, and amenities





FLEXIBLE HEADQUARTERS OR VALUE-ADD OPPORTUNITY FEATURING A TIER III DATA CENTER



PROPERTY

The 32nd Avenue East Campus Building is a two-story, 187,612 SF office property. The large floor plates include the first floor which totals 112,898 SF, including 24,468 SF of data center space with approximately 13,700 SF of raised floor and the balance as office and cafeteria/kitchen areas, and the second floor which includes 74,714 SF. The asset was originally built in 2000 and renovated in 2012-2013, the building features a full-service cafeteria, and a Tier III data center. The property also includes 632 surface parking stalls, supporting both single-tenant and multi-tenant configurations. With its modern infrastructure and campus-style setting on 10.29 acres, the building stands out as one of the largest office assets in the South Sound market.



PROPERTY DETAIL

ADDRESS	32275 32nd Ave S, Federal Way, WA 98001
PARCEL	215465-0080
YEAR BUILT / RENOVATED	2000 / 2012-2013
RENTABLE BLDG AREA	187,612 SF
STORIES	2
FIRST FLOOR	112,898 SF
SECOND FLOOR	74,714 SF
DATA CENTER (ON 1ST FLOOR)	24,468 SF (Includes ~13,700 SF raised floor area)
PARKING	632 Surface Stalls (3.4/1,000 SF)
LAND AREA	448,232 SF / 10.29 AC
ZONING	OP-1
CONSTRUCTION	Masonry
BUILDING HEIGHT	24'
SLAB TO SLAB	12'



LOCATION

Located in King County, Federal Way is a well-established South Sound city strategically situated along the I-5 corridor, providing direct access to Seattle, Tacoma, and Sea-Tac International Airport. With ongoing investment in transit and infrastructure, the city is evolving as a key commercial and residential hub in the Puget Sound region.

The 32nd Avenue East Campus Building is positioned just off I-5 and minutes from Pacific Highway South, offering strong regional connectivity and proximity to high-traffic retail corridors. The property sits near the Federal Way Transit Center, which will be a future light rail stop as part of Sound Transit's Link expansion, further enhancing accessibility and supporting long-term growth. The neighborhood consists of a blend of commercial offices, medical facilities, and nearby residential neighborhoods. The property is close to major retail and service centers such as The Commons at Federal Way, benefits from proximity to several parks and recreational sites, and offers access to public transit.



UNIQUE /DIVERSE
SPACE



NEARBY
AMENITIES



TRANSIT
ACCESS



RESTAURANT
OPTIONS



PARKS AND
GREEN SPACE



NEARBY
WATERFRONT



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